

# SKETCH PLAN

## K. DALE BEST MINOR SUBDIVISION

PART OF THE E. 1/2, S.W. 1/4, SEC. 7-723N-R5W  
SHELBY TOWNSHIP, TIPPECANOE COUNTY, INDIANA

### LEGAL DESCRIPTION

A part of the southwest quarter of section seven (7), Township twenty-three (23) north, range five (5) west, Shelby Township, Tippecanoe County, Indiana being more completely described as follows to-wit:

Commencing on the south line of the southwest quarter of section 7-23-5 at the intersection of the center line of State Road 28 West with the center line of County Road 650 West, said point being the southwest corner of the property as described in Instrument Number 92-21963 (Best) as recorded in the office of the Tippecanoe County Recorder; thence South 89° 30'03" East (State Plane Bearing) along the south line of said quarter section, a distance of 276.02 feet to the intersection of the south line of said quarter section with the east line of the K. Dale & Bonita G. Best property; thence North 00° 21'59" East 15.76 feet, to a point on the south line of the K. Dale & Bonita G. Best property recorded as Instrument Number 9505819 in said recorder's office; thence along said south line and the easterly prolongation thereof, South 89° 30'03" East 181.17 feet, thence South 00° 21'59" East 1200.00 feet to a point on the south line of the K. Dale & Bonita G. Best property; thence North 89° 30'03" West 154.83 feet to the point of beginning, containing 1.02 acres more or less.

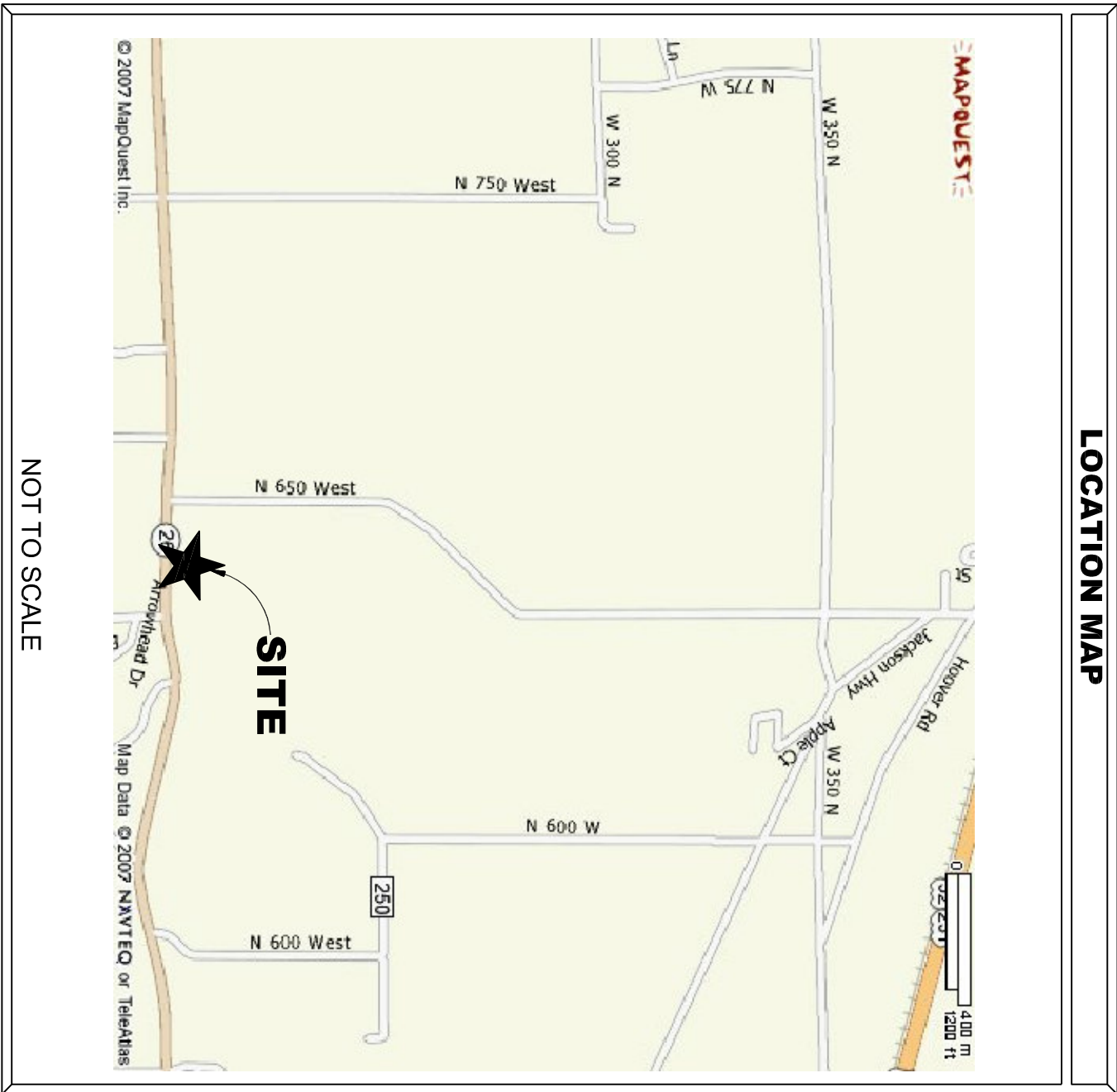
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

### DEDICATED RIGHT-OF-WAY

A part of the southwest quarter of section seven (7), Township twenty-three (23) north, range five (5) west, Shelby Township, Tippecanoe County, Indiana being more completely described as follows to-wit:

Commencing on the south line of the southwest quarter of section 7-23-5 at the intersection of the center line of State Road 28 West with the center line of County Road 650 West, said point being the southwest corner of the property as described in Instrument Number 92-21963 (Best) as recorded in the office of the Tippecanoe County Recorder; thence South 89° 30'03" East (State Plane Bearing) along the south line of said quarter section, a distance of 276.02 feet to the intersection of the south line of said quarter section with the east line of the K. Dale & Bonita G. Best property; thence North 00° 21'59" East 15.76 feet, to a point on the south line of the K. Dale & Bonita G. Best property recorded as Instrument Number 9505819 in said recorder's office; thence along said south line and the easterly prolongation thereof, South 89° 30'03" East 181.17 feet, thence South 00° 21'59" East 1200.00 feet to a point on the south line of the K. Dale & Bonita G. Best property; thence North 89° 30'03" West 154.83 feet to the point of beginning, containing 1.18 acres more or less.

### LOCATION MAP



### SITE DATA AND ANALYSIS:

SITE AREA: 44,540 SQ. FT., 1.02 ACRES

#### PRESENT ZONING:

AW

MINIMUM LOT AREA:

15,000 SQ. FT. (SERVED BY SEWER)

MINIMUM LOT WIDTH:

NO LESS THAN 100' +

#### REQUIRED SETBACKS:

SIDE YARD SETBACKS ARE

6'

FRONT YARD SETBACKS ARE

30'

REAR YARD SETBACKS ARE

10'

UNLESS OTHERWISE NOTED HEREON

#### THE ZONING RESTRICTIONS INDICATED ABOVE ARE

BASED ON THE ZONING ORDINANCE

OF TIPPECANOE COUNTY, SECOND EDITION (EFFECTIVE

JANUARY 2, 1998)

#### TOTAL NUMBER OF LOTS:

1

#### AVERAGE LOT SIZE:

44,540 SQ. FT.

#### LOT DENSITY:

1 LOT PER ACRE

#### THIS SITE IS ALREADY SERVED BY THE EXISTING UTILITIES IN THE AREA.

ALL CONTIGUOUS DATA AND SPOT ELEVATIONS PROVIDED ARE BASED ON

2002 GIS DATA PROVIDED BY TIPPECANOE COUNTY.

#### OWNER INFORMATION:

NAME: K. DALE BEST

ADDRESS: WEST LAFAYETTE, IN 47906

765-583-0283

#### CONTACT PHONE NUMBERS:

AMERICAN SUBURBAN UTILITIES, INC.:

INDIANA AMERICAN WATER COMPANY:

INDIANAPOLIS WATER WORKS:

TIPPECANOE COUNTY HIGHWAY DEPARTMENT:

TIPPECANOE COUNTY SURVEYOR:

VECTREN ENERGY DELIVERY:

VERIZON COMMUNICATIONS:

765-463-3866

765-414-7973

865-728-0171

765-423-9210

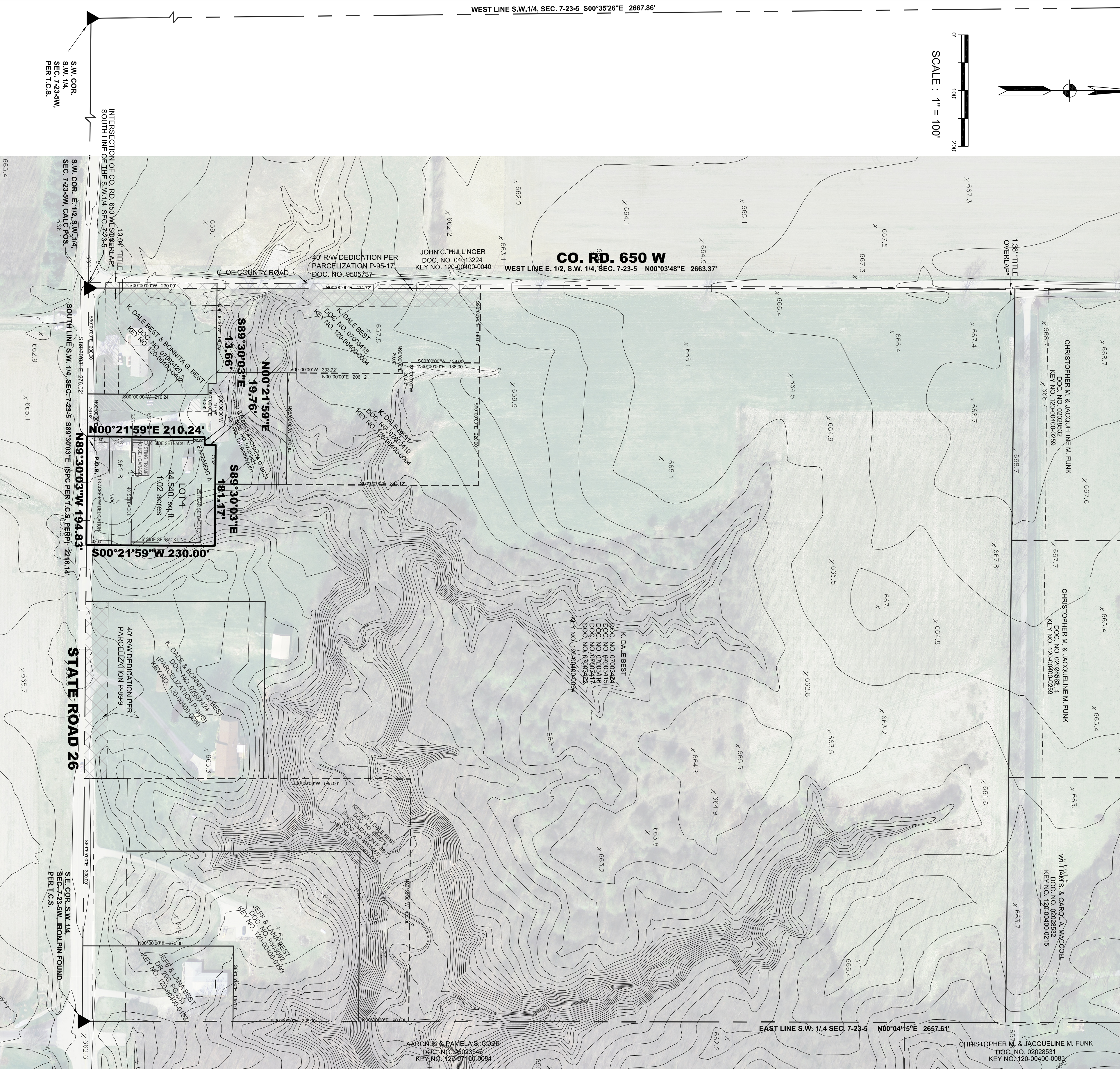
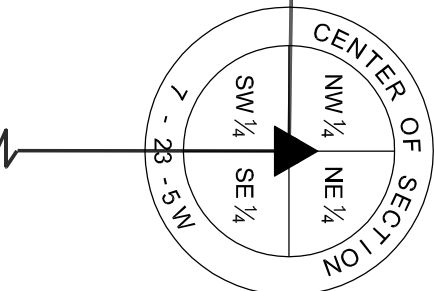
765-423-9228

765-423-3547

TDS = TIPPECANOE COUNTY SURVEYOR  
P.O.B. = POINT OF BEGINNING  
= EASEMENT FOR INGRESS, EGRESS,  
DRAINAGE, UTILITIES & CABLE PER  
PARCELIZATION P-89-9, DOC. NO. 9407898

### EASEMENT A

CONSTRUCTION & MAINTENANCE EASEMENT  
FOR ON SITE SEPTIC SYSTEM



JOB NO:	SHEET:	OFFICE INFORMATION:	OFFICE LOCATION:	SKETCH PLAN	PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 5 WEST, SHELBY TOWNSHIP, TIPPECANOE COUNTY, INDIANA	NO.	REVISION:	DATE:
06426	SKETCH	F:\PROJECTS\06XXX\06426\dwg\06426-comp.dwg DRAWING DATE: Dec. 06, 2007 DESIGN BY: JDH DRAWN BY: JDH / LAG CHECKED BY: JDH FIELD BOOK#: XXX	309 COLUMBIA STREET, SUITE 101 LAFAYETTE, INDIANA 47901 PHONE: (765) 742-6479 FAX: (765) 742-5271 http://www.vester.com	K. DALE BEST 6432 S.R. 26 WEST LAFAYETTE, IN. 47906 SKETCH PLAN K. DALE BEST MINOR SUBDIVISION		1	ADD EASEMENT A	12-05-2007
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